



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
June 4, 2020

Submitted by:
A.C. Dixon

Item Title:

Discuss and consider approval of a final plat for 7-Eleven, located northeast of the intersection of North Gateway Blvd and North F.M. 548.

Public Hearing Item []
Consent/Action Item [X]

Documentation Attached:
Final Plat

Item Summary:

Purpose:

The Dimension Group, representing the property owner, requests approval of a final plat for 7-Eleven. The purpose of the request is to establish the necessary boundary and easements for a gas station and convenience store.

Image 1: Location Map



Current Standards:

The property consists of 1.3 acres of land. The property is vacant and undeveloped. This property is zoned within the Meadow Ridge Farm Planned Development. The underlying zoning is Commercial District. The Ordinance that governs this property states that the proposed gas station and convenience store use is permitted by right within this planned development. A preliminary plat and site plan for the project were approved by City Council on April 21, 2020.

Final Plat:

The final plat consists of one (1) lot and 1 acre. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance. Direct access to the property is provided to Gateway Blvd and shared access is provided to North F.M. 548.

Future Requirements:

If the final plat and site plan are approved, future development of the property will require approval of:

1. Building Plans (staff approved)

Recommendation:

Staff recommends approval of this request, as presented. In addition to Community Development staff, the final plat was reviewed by the City Engineer, Fire Marshal and Public Works staff.